



## PROPERTY INFORMATION

Rare opportunity to lease live-work space in the heart of Spokane's South Hill. Constructed in 2017 with 1,936 SF of retail/office space on the ground floor. The second floor contains a spacious 1,670 SF of living space (1 bed/1 bath) with a 474 SF terrace.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
3003 E 30th	\$4,500 per month	3,606 SF

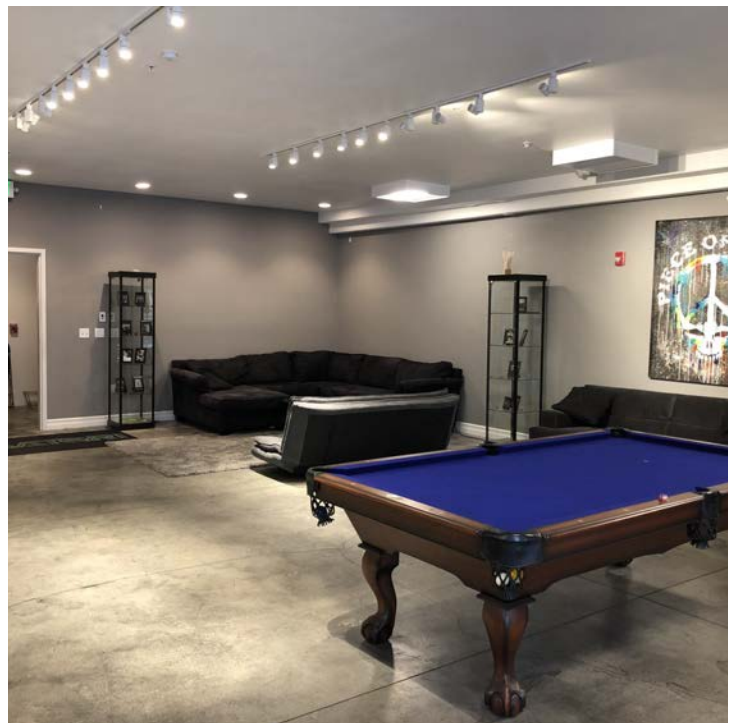
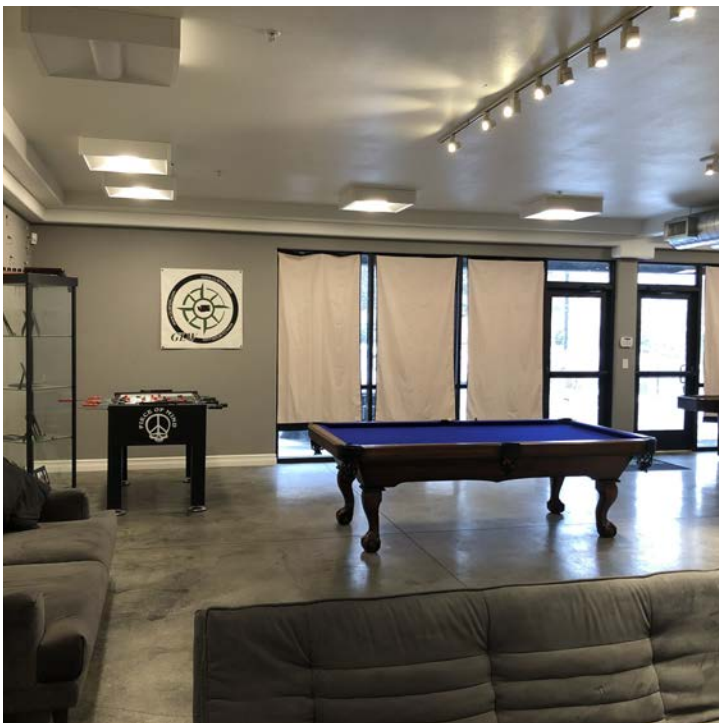
## PROPERTY FEATURES

- South Hill Live-Work Opportunity!
- \$4,500/month - NNN
- 1,936 SF Ground Floor Retail/Office Space
- 1,670 SF Second Floor Living Space
- Prime South Hill Location!
- One block to Regal and 29th signalized intersection
- Across the street from Lincoln Heights Shopping Center

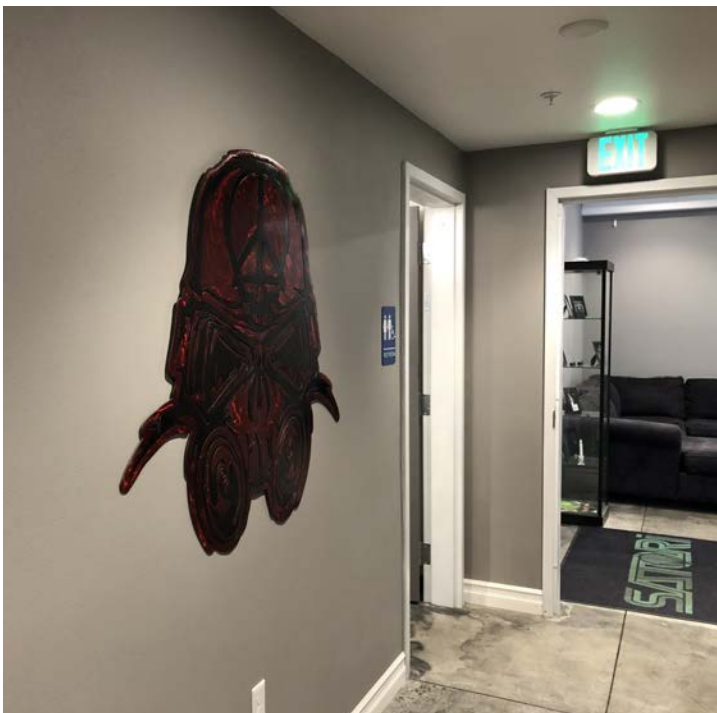
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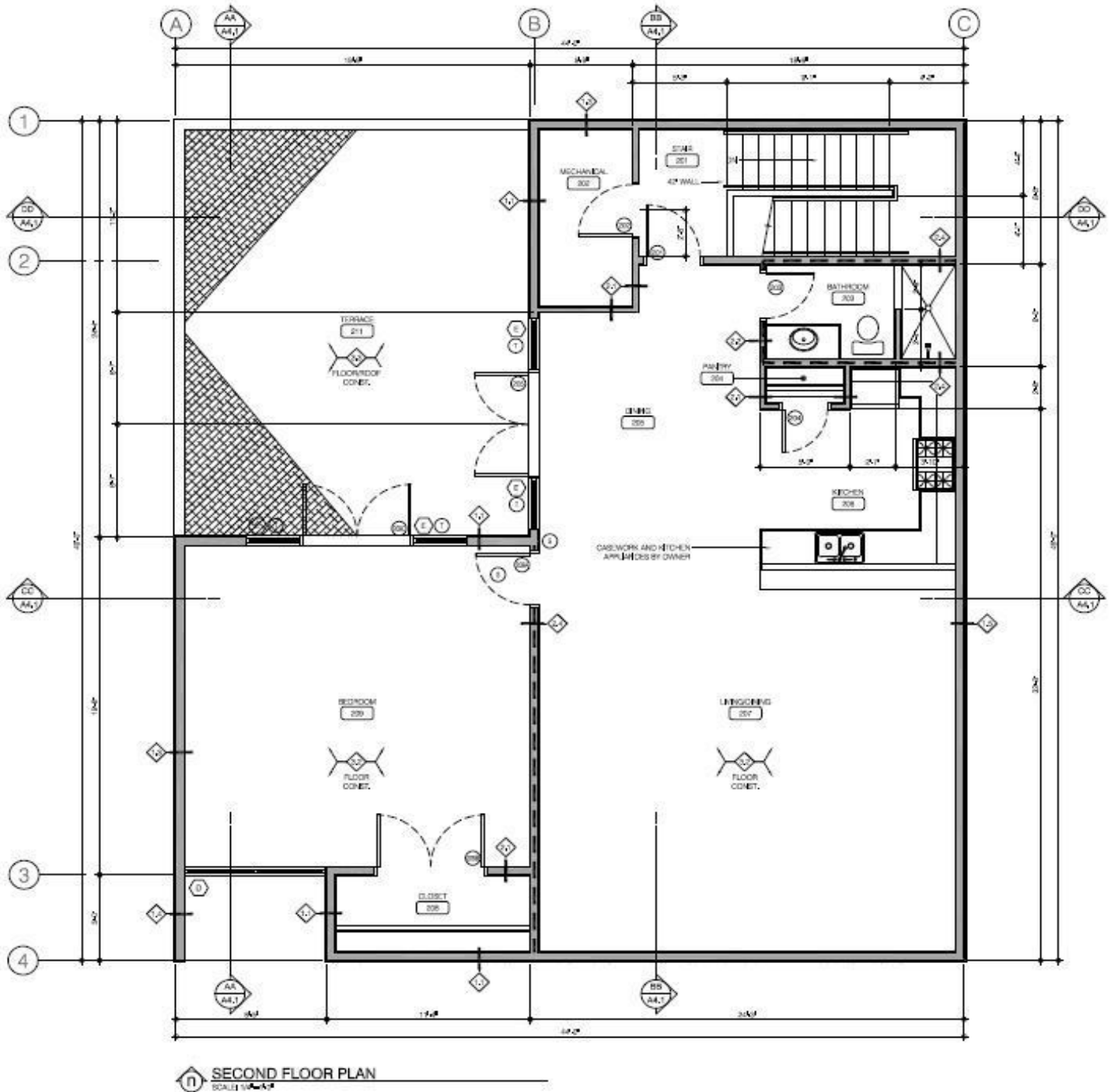
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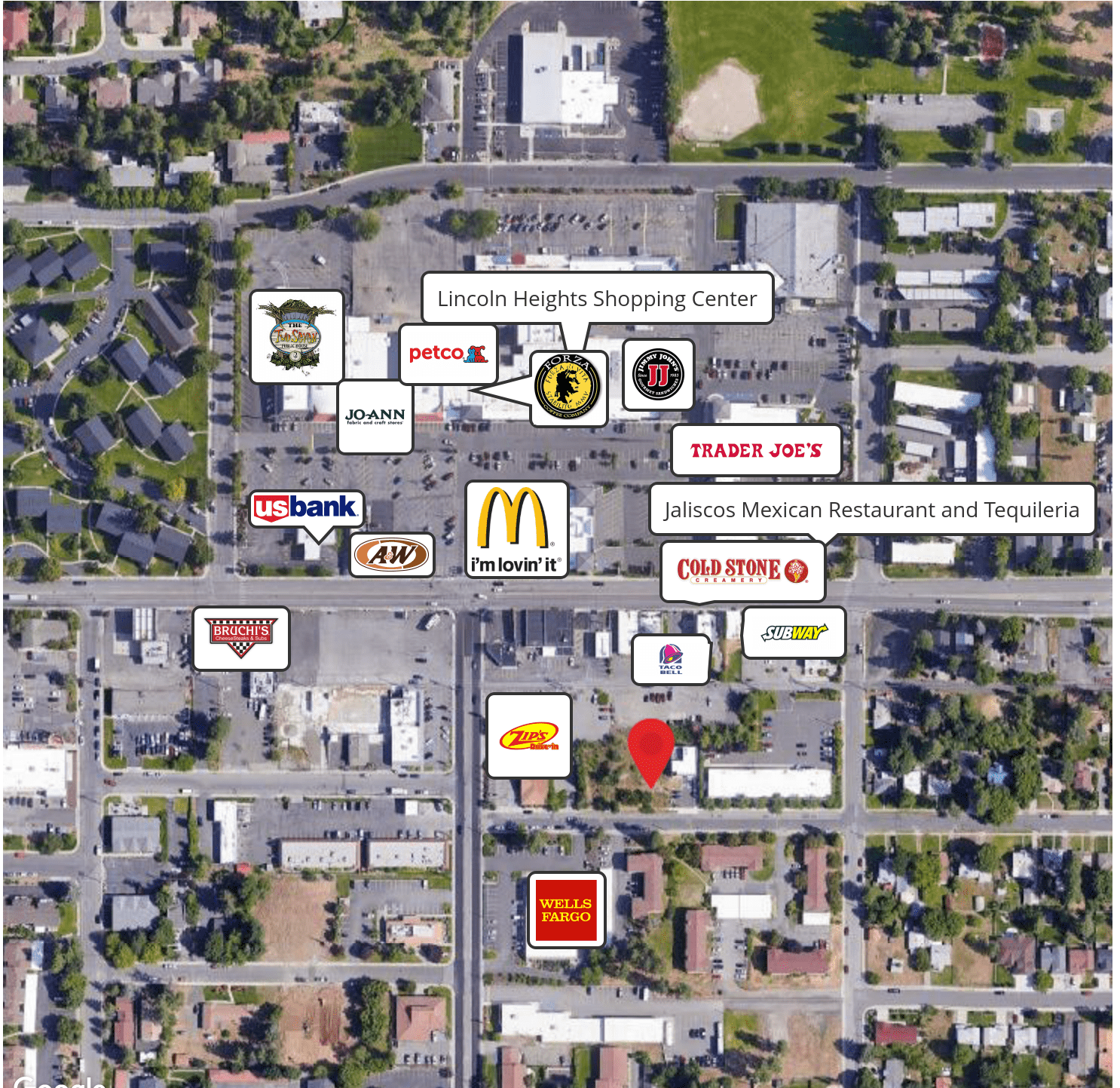
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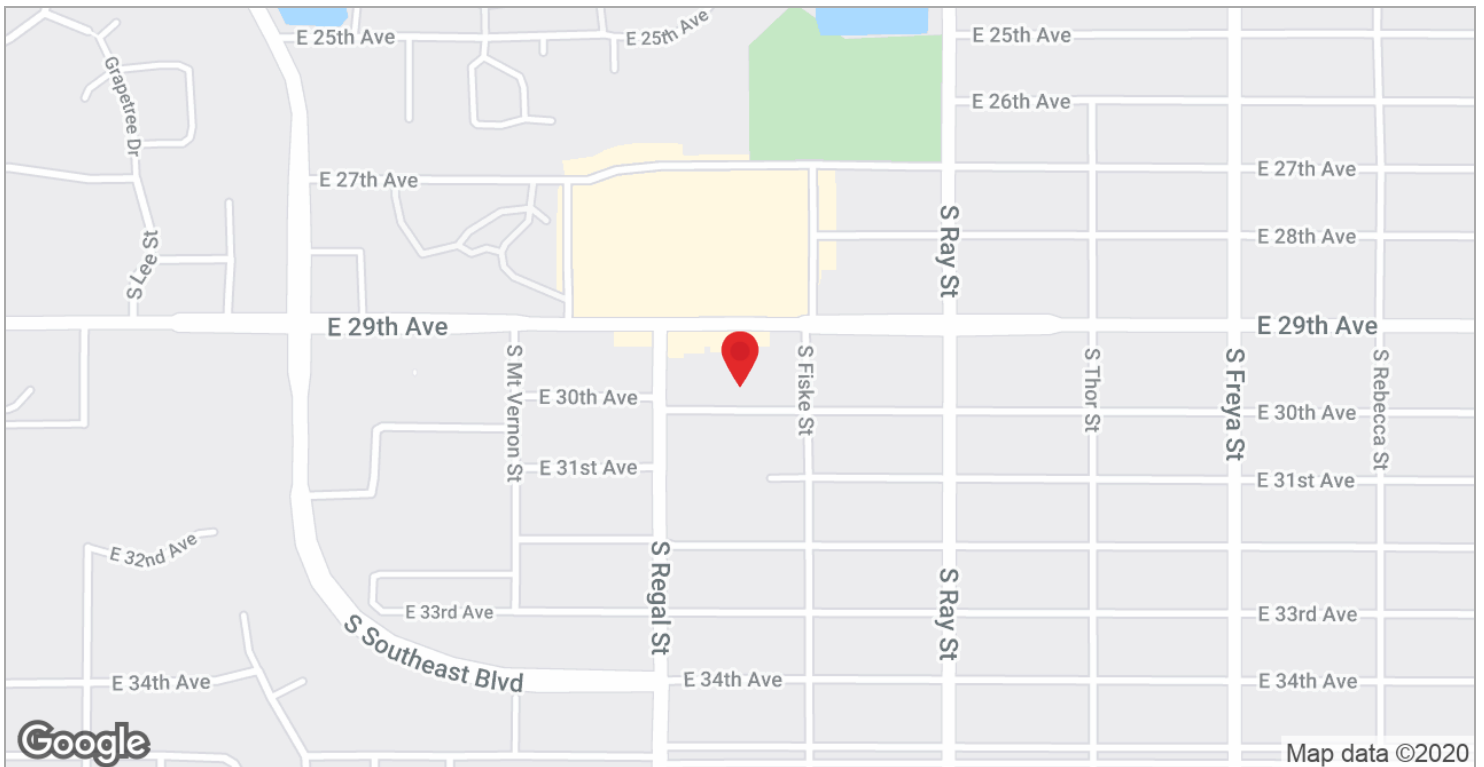
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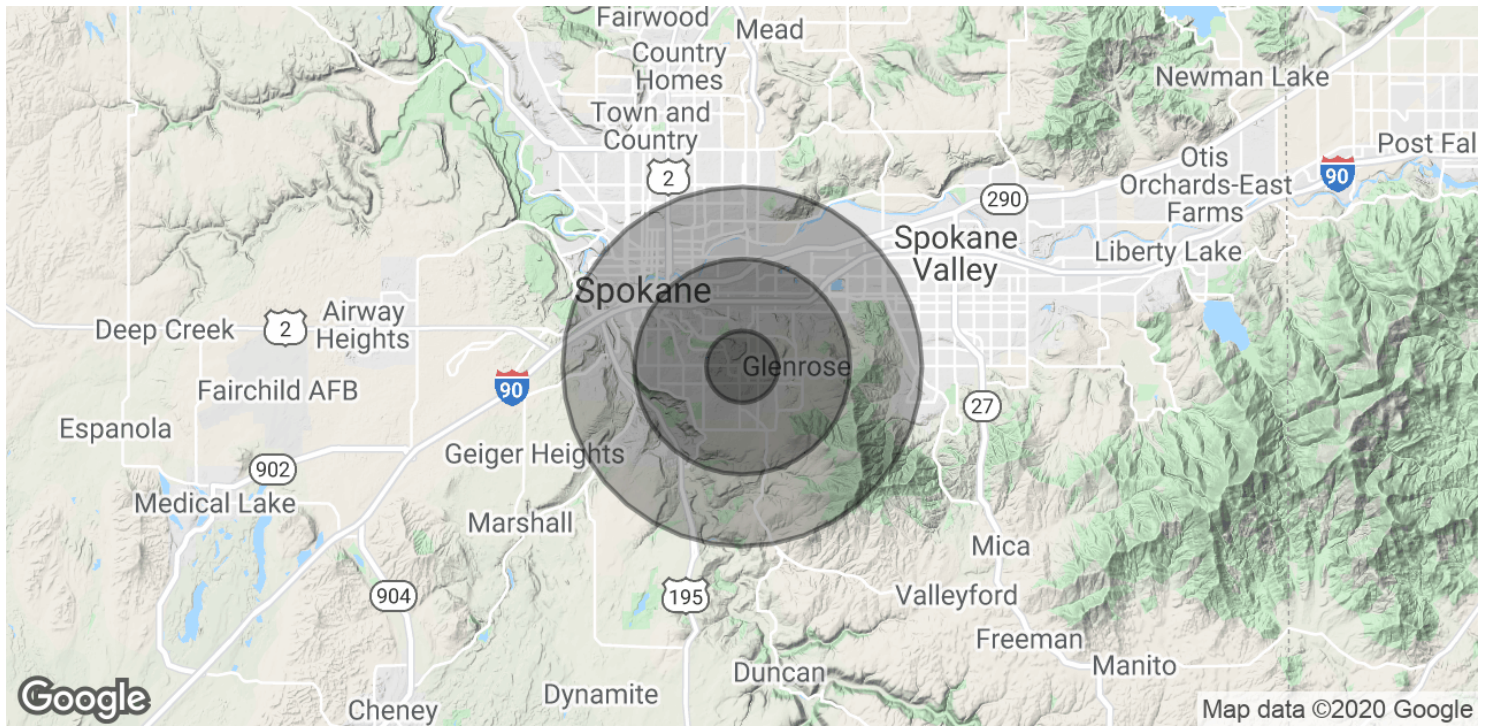


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,376	78,801	169,515
Average age	39.4	38.9	37.2
Average age (Male)	36.6	36.6	35.7
Average age (Female)	41.6	40.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,365	33,424	71,954
# of persons per HH	2.3	2.4	2.4
Average HH income	\$63,214	\$70,064	\$60,918
Average house value	\$234,591	\$230,718	\$223,718

\* Demographic data derived from 2010 US Census

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